

COMMUNITY REDEVELOPMENT AUTHORITY
Minutes of the meeting March 30, 2023

Chair Wilke called the meeting to order at 9:00 a.m. with the following members present: Greg Wilke, Don Lucas, Rob Stefka, Edy Patterson. Mark Mendenhall was absent. Angela Gilbert served as Secretary.

3) Patterson moved and Lucas seconded the motion to approve the Minutes of February 9, 2023. Roll call vote: "AYE": Wilke, Lucas, Stefka, Patterson. "NAY": None. "ABSENT": Mendenhall. Motion carried.

4) Review was held on the Redevelopment Plan and Cost Benefit Analysis for the Exit 179 – Wilkinson Development Redevelopment Project.

Attorney Mike Bacon told the CRA members the project was approved by the City Planning Commission on March 28, 2023. He said it will be an eight-lot subdivision, with six structures consisting of a truck stop, a truck warehouse, a couple of restaurants, office space and Wilkinson Development headquarters. He said a considerable amount of infrastructure and site prep, including streets, sewer and water lines will be needed and it will probably take several years to build. He stated it will generate 98 jobs at full build-out and \$300,000 in annual sales taxes, plus property taxes. He also said the Redevelopment Plan shows a phase development project of six years, but the Resolution proposes a four-year plan.

Clarine Eickhoff, representing Wilkinson Development, Inc., said the company bought the property in August and it has already been declared blight and substandard. She said it is an attractive location for a travel center and will be convenient for travelers and they intend to expand the Fat Dog's brand and provide more truck parking in the area. She stated they are willing to work with the State of Nebraska on the widening of Newberry and the owners of the I-80 Campground on the road leading from their property to the campground and asked for the TIF qualification to be extended for as much time as possible.

Brent Burklund, City Engineer, said the "Build Nebraska" plan calls for a four-lane overpass and another bridge over the South Platte River. He said he talked with the Nebraska Department of Transportation and believes it could be several years before Newberry is widened, although with construction of the Sustainable Beef plant it could possibly begin in five years.

Mark Wilkinson, representing Wilkinson Development, Inc., told the CRA that his company currently has 300 employees and pays \$1 million a year in local property taxes. He said the road will be built to City specifications, and seven shovel ready lots will be created. He said property taxes will be charged as soon as the lots are created so he wants the TIF exemption to begin at that time and extend for the years necessary until Newberry is widened. He stated the entire place could be built as one lot, but it would be more difficult.

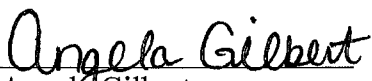
The Redevelopment Plan will go to the North Platte City Council on April 4, 2023 for their approval.

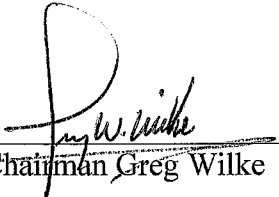
5) Lucas moved and Staroska seconded the motion to adopt Resolution 2023-1 recommending City Council approve the Redevelopment Plan; adopt Cost Benefit Analysis and other matters relating to the Exit 179 – Wilkinson Development Redevelopment Project. Roll call vote: "AYE": Wilke, Lucas, Stefka, Patterson. "NAY": None. "ABSENT": Mendenhall. Motion carried.

6) Other Business. There was no other business.

7) Adjournment. Wilke adjourned the meeting at 9:33 a.m.

ATTEST:


Angela Gilbert


Chairman Greg Wilke